



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 14, 2026

Reference: Public Hearing: Hold a Public Hearing and consider approval of PD-250R26R2-H, Old Town Addition, Lot4R, Block D, a zoning change request from PD-250R26R-H (Planned Development-250 Revision 26 Revised – Historic) to PD-250R26R2-H (Planned Development-250 Revision 26 Revision 2 – Historic) to revise the Detail Site Plan to allow professional or medical office in addition to the retail and restaurant uses already permitted on the first floor on 0.25 acres for property located at the 767 W. Main Street.

2040: Create Business and Innovation Nodes

Introduction:

The applicant is proposing to add professional and medical office uses to the current permitted uses on the first floor within the Planned Development (PD) for this mixed-use property.

Background:

The gross floor area of the building is 10,200 square feet. There are two apartment units on the second floor. The first floor has a 775 square foot bakery and a 2,300 square foot vacant retail/restaurant space. According to the applicant, they are currently not able to lease the vacant space for the retail or restaurant uses, and most of the inquiries are for professional office and medical office uses. The shared parking already allocated for the building would accommodate a medical or professional office.

The current uses permitted within the PD for this property were approved to generate activity in the area, both during the day, in the evening and on the weekends, and contribute to the overall vision. Because office uses will take away from potential evening and weekend activation, staff is unable to support the proposed change.

Benefit to the Community:

This will provide additional professional and medical office jobs.

Legal Review:

The City Attorney was present at the March 19, 2026, Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (5-1) recommended DENIAL of the request; therefore, a super majority ($\frac{3}{4}$ vote of Council) is required to approve the request (6 out of 7).